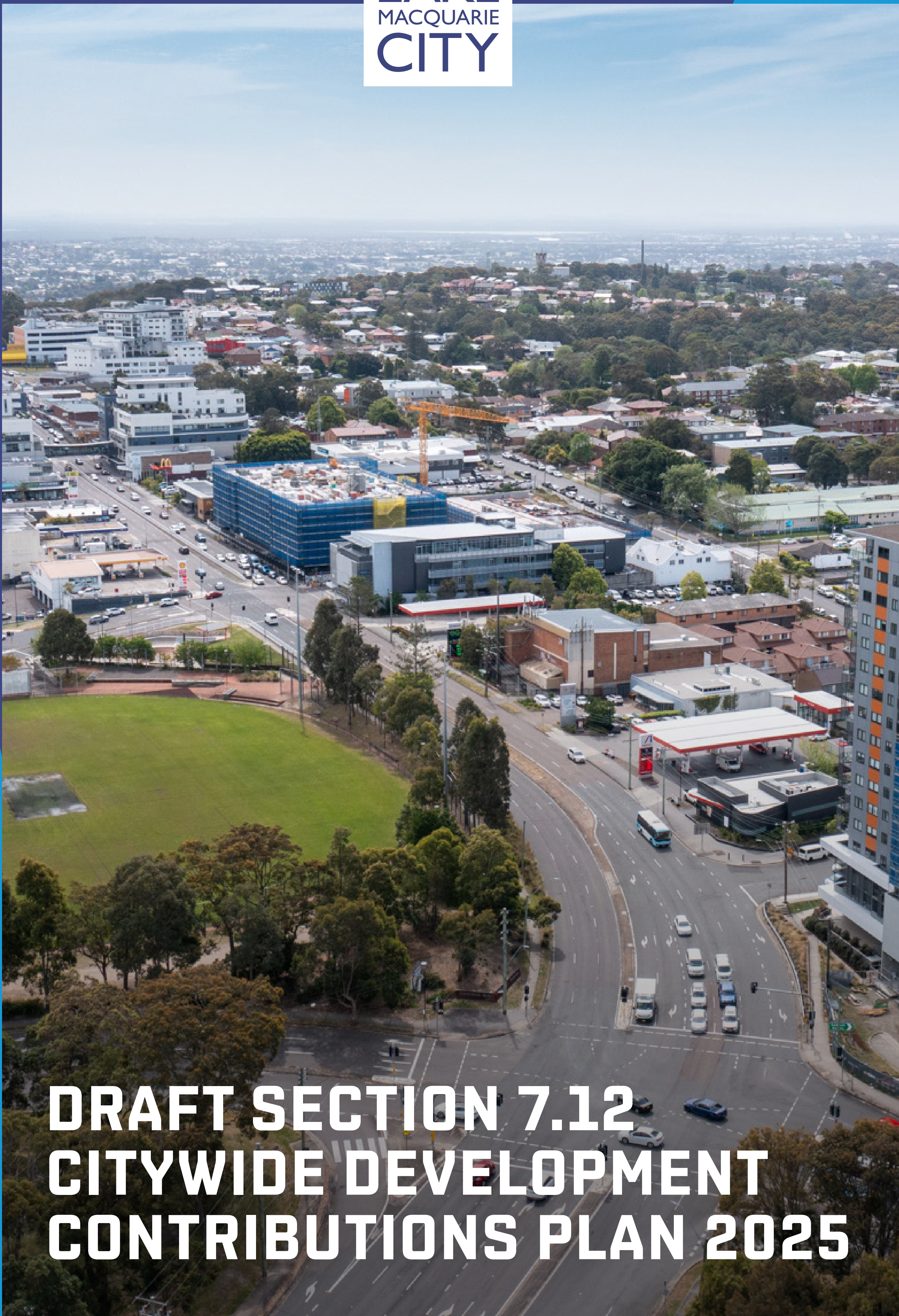
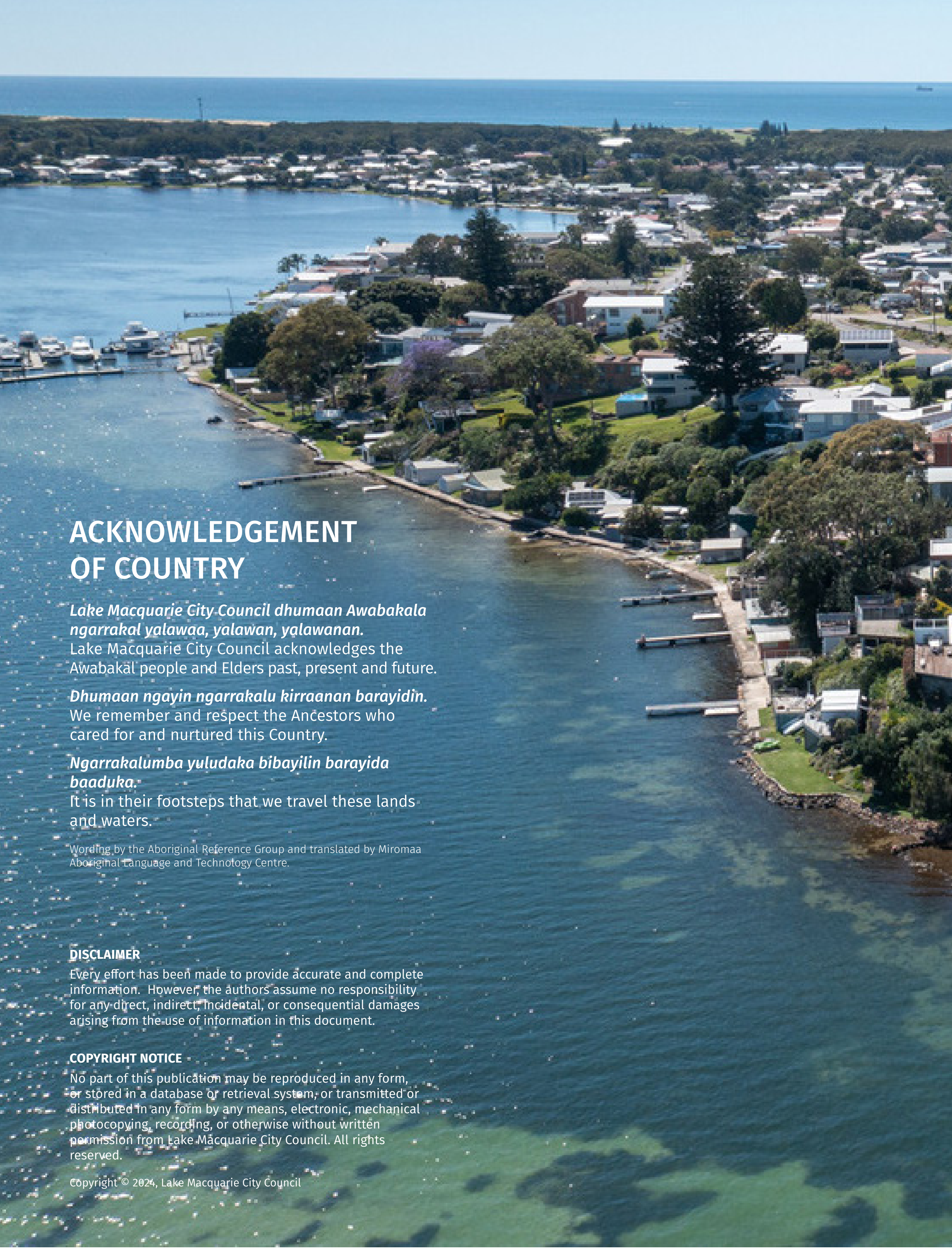
LAKE MACQUARIE CITY



DRAFT SECTION 7.12 CITYWIDE DEVELOPMENT CONTRIBUTIONS PLAN 2025



ACKNOWLEDGEMENT OF COUNTRY

Lake Macquarie City Council dhumaan Awabakala ngarrakal yalawaa, yalawan, yalawanan.
Lake Macquarie City Council acknowledges the Awabakal people and Elders past, present and future.

Dhumaan ngayin ngarrakalu kirraanan barayidin.
We remember and respect the Ancestors who cared for and nurtured this Country.

Ngarrakalumba yuludaka bibayilin barayida baaduka.
It is in their footsteps that we travel these lands and waters.

Wording by the Aboriginal Reference Group and translated by Miromaa Aboriginal Language and Technology Centre.

DISCLAIMER

Every effort has been made to provide accurate and complete information. However, the authors assume no responsibility for any direct, indirect, incidental, or consequential damages arising from the use of information in this document.

CONTENTS

1 ADMINISTRATION AND OPERATION OF THE PLAN 4

1.1 Name of this Plan 5
1.2 Land to which the Plan applies 5
1.3 Development forms to which this Plan applies 5
1.4 Application of Section 7.12 levies 5
1.5 Commencement of this Plan 5
1.6 Purpose of this Plan 5
1.7 Exemptions 5
1.8 Pooling of contributions 5
1.9 Construction certificates and the obligations of accredited certifiers 6
1.10 Complying development and the obligation of accredited certifiers 6
1.11 Modification application pursuant to sections 4.30, 4.55 and 4.56 of the Act after commencement of this Plan 6
1.12 How is the levy to be calculated? 6
1.13 What is the levy payable? 6
1.14 Timing of payments 7
1.15 Indexation of contributions 8
1.16 Refunds 8
1.17 Deferred or periodic payments 8
1.18 Savings and transitional arrangements 9
1.19 Life of the Plan, accountability and review 9
1.20 Treatment of funds received prior to the commencement of this Plan 9

2 EXPECTED DEVELOPMENT AND DEMAND FOR PUBLIC AMENITIES AND PUBLIC SERVICES 10

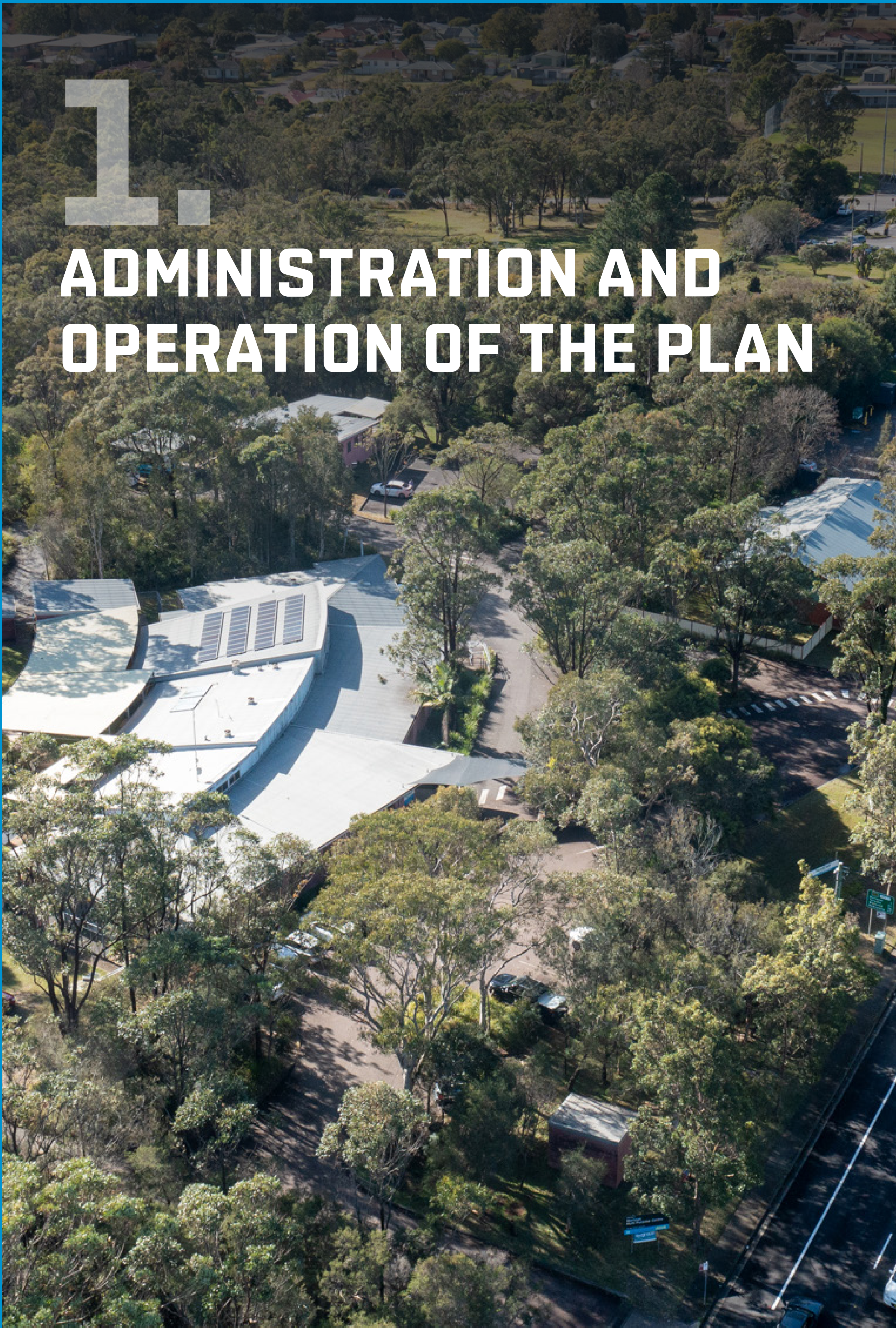
2.1 Population growth 10

3 SUMMARY OF SCHEDULES 11

3.1 Substitution of works items 11
3.2 Commitment to levy funds 11
Schedule A – Map of the land to which the Plan applies 12
Schedule B – Anticipated works to be funded 13
Schedule C – Maps of Transport Network Facilities 14
Schedule D.1 18
Schedule D.2 19

TABLES

Table 1 Summary schedule 5
Table 2 Exemptions 5
Table 3 Additional exemptions by Council 5
Table 4 Examples of items to include in the development cost 6
Table 5 Examples of items to exclude from the development cost 7
Table 6 Definitions 9



1. ADMINISTRATION AND OPERATION OF THE PLAN

1.1 Name of this Plan

This Plan is named the Lake Macquarie City Council Section 7.12 Citywide Development Contributions Plan - 2025 (the Plan).

1.2 Land to which the Plan applies

This Plan applies to all land within the Lake Macquarie City Local Government Area (LGA) as shown in Schedule A.

This Plan does not repeal any other section 7.11 Plan applying within the LGA.

1.3 Development forms to which this Plan applies

This Plan applies to non-residential development (excluding tourist and visitor accommodation) solely for non-residential purposes.

This Plan does not apply to tourist and visitor accommodation, residential development or non-residential development that generates a road haulage levy under the applicable Section 7.11 Plan.

1.4 Application of Section 7.12 levies

This Plan authorises consent authorities and accredited certifiers to grant consent to development to which this Plan applies, subject to a condition requiring this payment of a 7.12 levy as specified in the following table:

Table 1 Summary schedule

Proposed cost of the development	Percentage of the levy
Less than and including $100,000	Nil
More than $100,000 and up to and including $200,000	0.5%
More than $200,000	1.0%

1.5 Commencement of this Plan

This Plan takes effect from the date specified within the public notice under clause 214(4) of the *Environmental Planning and Assessment Regulation 2021* (the Regulation).

The Lake Macquarie City Council Section 7.12 Citywide Development Contributions Plan - 2025 was approved by Council on [insert date] and came into effect on [insert date].

1.6 Purpose of this Plan

To authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution under section 7.12 of the *Environmental Planning and Assessment Act 1979* (the Act).

This Plan aims to enable Council to provide the appropriate public amenities or public services which are required to maintain and enhance amenity and service delivery within the LGA. It will also publicly identify the purposes for which the levies are required and to govern the application of money paid to Council under a condition authorised by this Plan.

1.7 Exemptions

The following directions under section 7.17(1)(d) of the Act have been made by the Minister for Planning and therefore a section 7.12 levy cannot be imposed on development:

Table 2 Exemptions
If a development contribution under section 7.11 of the Act has been required in respect of the subdivision of land (initial subdivision), a levy under section 7.12 of that act may not be required in respect of any other development on the land, unless that other development will, or is likely to, increase the demand for public amenities or public services beyond the increase in demand attributable to the initial subdivision.

Council has decided not to impose a Section 7.12 levy on the following development:

Table 3 Additional exemptions by Council
An application by or on behalf of Council for infrastructure, including libraries, community facilities, recreation areas, recreation facilities, waste resource facilities, emergency service facilities and car parks.

1.8 Pooling of contributions

For the purposes of section 7.3(2) of the Act, this plan authorises money obtained from levies paid in respect of different developments to be pooled and applied by Council progressively towards the provision of the public services and public amenities listed in Schedule B.

1.9 Construction certificates and the obligations of accredited certifiers

Clause 20 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* provides a certifying authority must verify each condition requiring the payment of a levy has been satisfied prior to issuing a construction certificate for building work or subdivision work under a development consent.

An accredited certifier who issues a construction certificate for building work or subdivision work is to ensure the applicant provides a receipt(s) confirming the required levy has been fully paid and copies of such receipts are to be included with the information required to be provided to Council.

1.10 Complying development and the obligation of accredited certifiers

In accordance with section 7.21 of the Act, an accredited certifier must impose a condition under section 7.12 on a complying development certificate, requiring monetary contributions for development in accordance with this Plan. The conditions imposed must be in accordance with this Plan.

It is the professional responsibility of an accredited certifier to ensure any applicable monetary contributions have been fully paid to Council prior to authorising works to commence.

1.11 Modification application pursuant to sections 4.30, 4.55 and 4.56 of the Act after commencement of this Plan

Regardless of whether contributions have been paid to Council, additional development costs associated with modifications will be added to the indexed or paid contribution and treated as a whole. Modifications that resubmit a cost summary report will be calculated in accordance with the cost summary report.

1.12 How is the levy to be calculated?

The levy is determined on the basis of the rate as set out in clause 1.4. The levy will be calculated as follows:

Levy payable = %R x $C

Where **%R** is the levy rate applicable
$C is the cost of carrying out the proposed development

1.13 What is the levy payable?

The cost of the proposed development needs to be determined to calculate the levy. The applicant must provide Council with information on the proposed cost so that it can make an accurate determination of the cost. This requirement also applies to complying development.

(a) Determining the items to include or exclude from the development cost

The proposed cost of carrying out the development is to be determined by the consent authority, for the purpose of a section 7.12 levy, by adding up all the costs and expenses that have been, or are to be, incurred by the applicant in carrying out the development that are necessary to make the site, building or premise suitable for its intended use. When considering the proposed development cost, a project is considered in its entirety, irrespective of whether an individual component or components may not otherwise require development consent.

Some examples of items to include in the development cost are listed in the Table 4.

Table 4 Examples of items to include in the development cost

1.	**Preliminaries**, e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management
2.	**Internal fit out**, e.g. flooring, wall finishing, fittings, fixtures, bathrooms and equipment
3.	**Demolition works** including cost of removal from the site and disposal
4.	**Professional fees** as part of the design e.g. architects and consultant fees
5.	**Site preparation**, e.g. clearing vegetation, decontamination or remediation
6.	**Change of use of land** including the costs of or incidental to doing anything necessary to enable the use of the land to be changed
7.	**Subdivision of land** including the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights
8.	**Excavation or dredging** including shoring, tanking, filling and waterproofing
9.	**Internal services**, e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts
10.	**External services**, e.g. gas, telecommunications, water, sewerage, drains, electricity to mains
11.	**Building construction and engineering**, e.g. concrete, brickwork, plastering, steelwork/metal works, carpentry/joinery, windows and doors, roofing
12.	**Other structures**, e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools
13.	**GST**
14.	**Other related work** including any other items not expressly excluded below

Some examples of items to exclude are listed in Table 5.

Table 5 Examples of items to *exclude* from the development cost

1. Cost of land on which the development is carried out
2. Cost of repairs to a building or works on the land that will be kept in connection with the development
3. Marketing expenses, except display suites
4. Project management costs associated with the development
5. Finance expenses (including interest on any loans)
6. Legal work in connection with the development
7. Building insurance for the development
8. Commercial stock inventory
9. Taxes, levies or charges (other than GST) paid or payable in connection with the development under any law
10. Loose furniture and drapery
11. Stamp duty
12. Minor maintenance of existing retained fixtures (patching or repainting)
13. Loose equipment and loose electrical appliances
14. Batteries and associated control systems, inverters, heating, ventilation, air conditioning units, transformers and control rooms only for developments comprising a battery energy storage system

(b) What information must applicants provide?

Applicants must provide Council with the following information to assist with determining the costs of carrying out the development:

- Where the estimate of the proposed cost of carrying out the development is up to and including $1,000,000, the application must be accompanied by a Cost Summary Report in accordance with Schedule D.1. This must be completed by a suitably qualified person such as a Project Architect or Project Manager and must be submitted to Council no more than four weeks from the date the costs on the form are originally estimated.
- Where the estimate of the proposed cost of carrying out the development is more than $1,000,000, the application must be accompanied by a Detailed Cost Report in accordance with Schedule D.2. This must be completed by a Quantity Surveyor registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate an equivalent qualification. The report must be submitted to Council no more than four weeks from the date the costs on the form are originally estimated.

Where more than six months has passed since the report has been submitted to Council, or where the applicant has amended the scope of the development that relates to the application, Council may require a new report to be submitted.

Council may, at the applicants cost, engage a person referred to in this clause to review a report submitted by an applicant in accordance with clause 1.12.

Copies of the Cost Summary Report and Detailed Cost Report are also available from Council's website at lakemac.com.au.

1.14 Timing of payments

- In cases where a construction certificate is required – prior to the issue of the first construction certificate.
- In cases where a complying development certificate is required – where works are proposed – prior to any works commencing; or where no works are proposed – prior to occupation or the issue of the first occupation certificate, whichever occurs first.

It is the responsibility of the accredited certifier to ensure that a condition is imposed on a complying development certificate in accordance with this plan and that the levy has been fully paid to Council prior to authorising works to commence.

1.15 Indexation of contributions

Under clause 208(5) of the Regulation, the proposed cost of carrying out development is to be adjusted before payment to reflect any change in the Producer Price Index (Non-residential building construction – NSW) (PPI) at the date the proposed cost was determined by the Council and the date the levy is required to be paid.

The formula governing indexation of the proposed cost of carrying out development is as follows:

IDC = ODC x PP2/PP1

Where:

IDC = indexed development cost

ODC = original development cost estimated by Council

PP2 = Producer Price Index (Building Construction New South Wales) as published by the Australian Bureau of Statistics (ABS) for the financial quarter at the date of Payment

PP1 = Producer Price Index (Building Construction New South Wales) as published by the Australian Bureau of Statistics (ABS) at the date the original development cost was estimated by the Council.

If PP2 is less than PP1, the indexed development cost is the original development cost estimated by Council.

1.16 Refunds

Refunds will not be considered where:

a) occupation/commencement of the approved development has occurred

b) the development site has been sold after the contributions have been paid to Council

c) there is insufficient contributions are available

d) contributions are committed in the current financial year of the request for refund

e) request is made after five years and six months from development determination date.

If a consent is modified with reduced contributions applying, the difference between the outstanding contribution and the contributions paid is available for refund if points (a) to (e) do not apply. If a development is modified and the levy increases but the applicant has previously paid the levy, credit will be given for the previous levy payment with only the difference needing to be paid.

Any refund will be exclusive of any interest that may have been earned on the contribution between the date of payment and the date of the refund.

An applicant seeking a refund must apply in writing and the refund is subject to surrender of consent or modification of consent to reflect updated outstanding contributions.

1.17 Deferred or periodic payments

Deferred payment of development contributions might be allowed in certain situations if the following conditions are met:

1. The request is to be made in writing to Council, explaining the need to defer payment or payment by instalments.
2. Council has the final say on whether to allow deferred payment.
3. The timing or way public amenities and services are provided won't be affected.
4. The project in question does not involve public safety or health.
5. The contribution or outstanding balance is at least $100,000.
6. Where the applicant intends to make a contribution through a planning agreement instead of cash.
7. The maximum period for deferred payment is two years from the standard payment date.
8. The maximum period for payment by instalments is two years from the standard payment date.
9. Deferred payments and instalments will be adjusted for inflation.

If Council agrees to deferred payment or instalments, Council will require the applicant to provide a bank guarantee with the following conditions:

- The guarantee must be in Australian Dollars from a major Australian bank and in the name of Lake Macquarie City Council.
- The guarantee must have no end date, be unconditional and irrevocable, and be in favour of Lake Macquarie City Council.

- The guarantee amount will be the amount due at the issue date, plus an extra amount for expected inflation until the release date.
- The bank must pay the guaranteed amount to Council if Council demands it in writing.
- The bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development.
- The bank's obligations are discharged when payment to Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required.
- Where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution, indexation and other charges are paid.
- An administration fee may apply to use the bank guarantee option.

1.18 Savings and transitional arrangements

Where a development application or an application for a complying development certificate has been made, but not finally determined before the commencement this Plan in relation to development on land to which this Plan applies, the application shall be determined in accordance with the provisions of this Plan.

1.19 Life of the Plan, accountability and review

(a) The Plan shall operate until (i) all of the contributions for works projects listed in Appendix B to this Plan have been collected from relevant development approvals, or (ii) the date this Plan is repealed by Council.

(b) Council is accountable for the administration of this Plan in the following ways:

- maintaining public access to a contributions register and a planning agreements register
- maintaining public access to accounting records for levy receipts and expenditure
- annual financial reporting of contributions
- maintaining public access to this Plan and supporting information
- periodically reviewing this plan and seeking public input as part of the review.

(c) Council will review this plan in consultation with the community periodically to ensure the Plan addresses community needs, contemporary strategic planning directions and priorities, integrated community facilities planning, Council's capital works program and legislative requirements.

1.20 Treatment of funds received prior to the commencement of this Plan

Funds levied and received under the previous section 7.12 plan will be used toward the delivery of transport network facilities identified in this Plan.

Table 6 Definitions
ABS means the Australian Bureau of Statistics
Act means the Environmental Planning and Assessment Act 1979
Council means Lake Macquarie City Council
Levy means a levy under section 7.12 of the Act authorised by Part 1 of this Plan
Non-residential development means a building or place that is not used predominantly as a place of residence, and is not Tourist and Visitor Accommodation or a Movable Dwelling
Plan means Lake Macquarie City Council Section 7.12 Contributions Plan – Citywide 2025
PPI means Producer Price Index (Building Construction New South Wales) as published by the Australian Bureau of Statistics
Regulation means Environmental Planning and Assessment Regulation 2021
Road Haulage Levy is a contribution sought in accordance with the applicable section 7.11 Plan, which seeks a contribution from developments that generate heavy vehicle movements as a significant and integral component of their operations. Examples include heavy vehicles used to haul large quantities of goods or materials, such as those associated with mines, extractive industries, or agricultural industries.
Section 7.11 Plan means a contributions plan made pursuant to section 7.11 of the Act

2. EXPECTED DEVELOPMENT AND DEMAND FOR PUBLIC AMENITIES AND PUBLIC SERVICES

2.1 Population growth

The Hunter Regional Plan 2041 is a 20-year land use plan which includes the Lake Macquarie LGA. The Hunter Regional Plan identifies North West Lake Macquarie as an evolving housing and employment hub, and Morisset and the supporting local centres of Cooranbong and Wyee as the large future growth areas.

Lake Macquarie City is expected to experience residential and business growth over the next 15 years across the entire LGA. The residential population is forecast to increase by 28,838 people by 2039 (data source: REMPLAN). There are 79,860 workers across all industries within the Lake Macquarie LGA, and an additional 14,239 workers and 551,126m2 of floorspace is anticipated by 2039 across all industries.

3.

SUMMARY OF SCHEDULES

Schedule B identifies the works to be funded under this Plan and Schedule C details maps of their location.

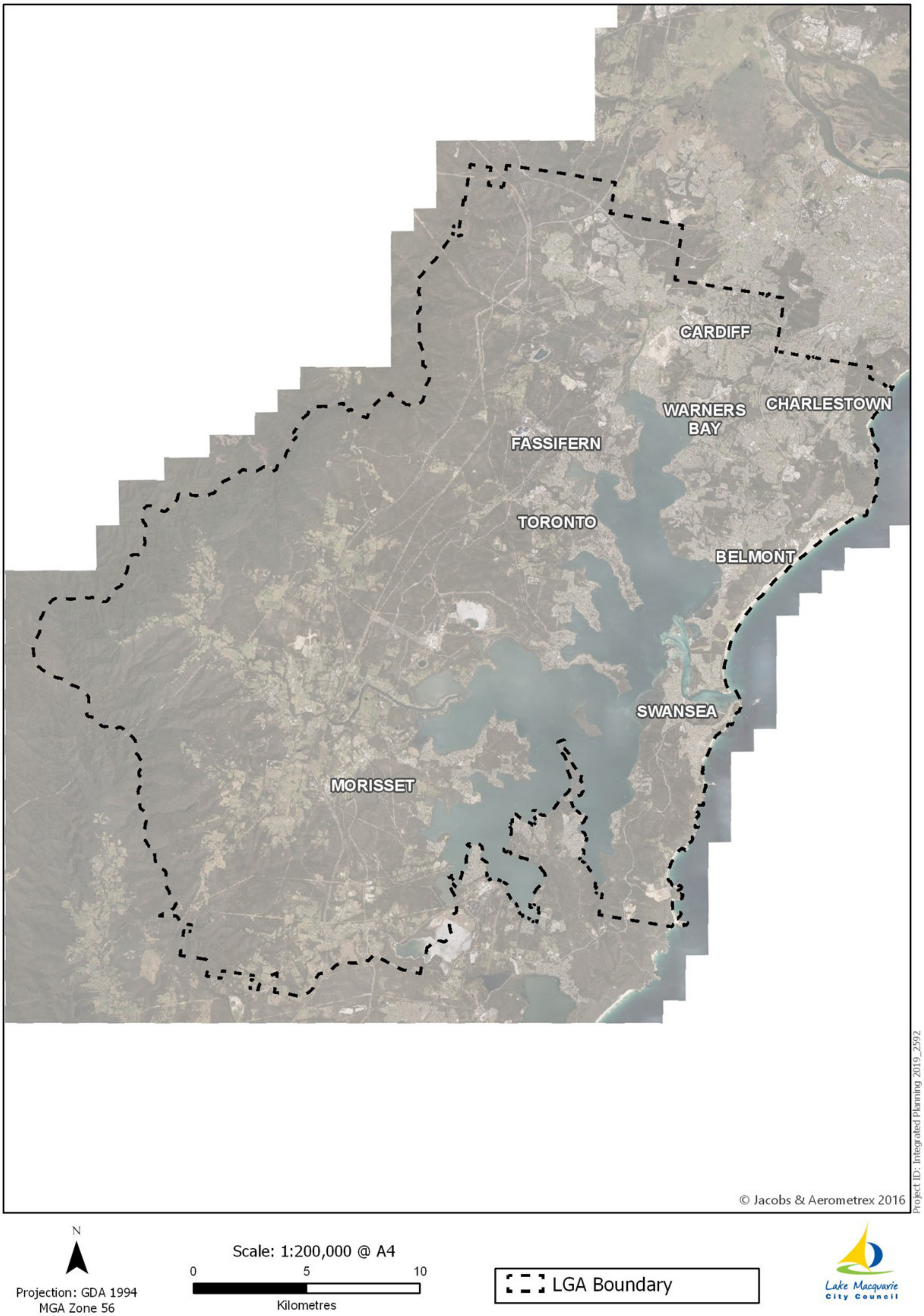
3.1 Substitution of works items

Council may amend this Plan to alter, remove or substitute items in the schedule of works to reflect relevant changes such as population forecasts, demand and strategic initiatives at a local or state level. Council can only allocate levy funds to works if they are listed in the works schedule. If Council allocates levy funds to a works item that is subsequently removed from the works schedule, the funds will be reallocated to the amended works schedule. Any alteration, removal or substitution of an item from the works schedule does not (i) reduce an applicant's liability to pay the applicable levy, and (ii) require Council to provide a refund to the applicant.

3.2 Commitment to levy funds

Council will commit income from the levy to the works in Schedule B. Council may spend more or less on a works item than the amount specified in the schedule.

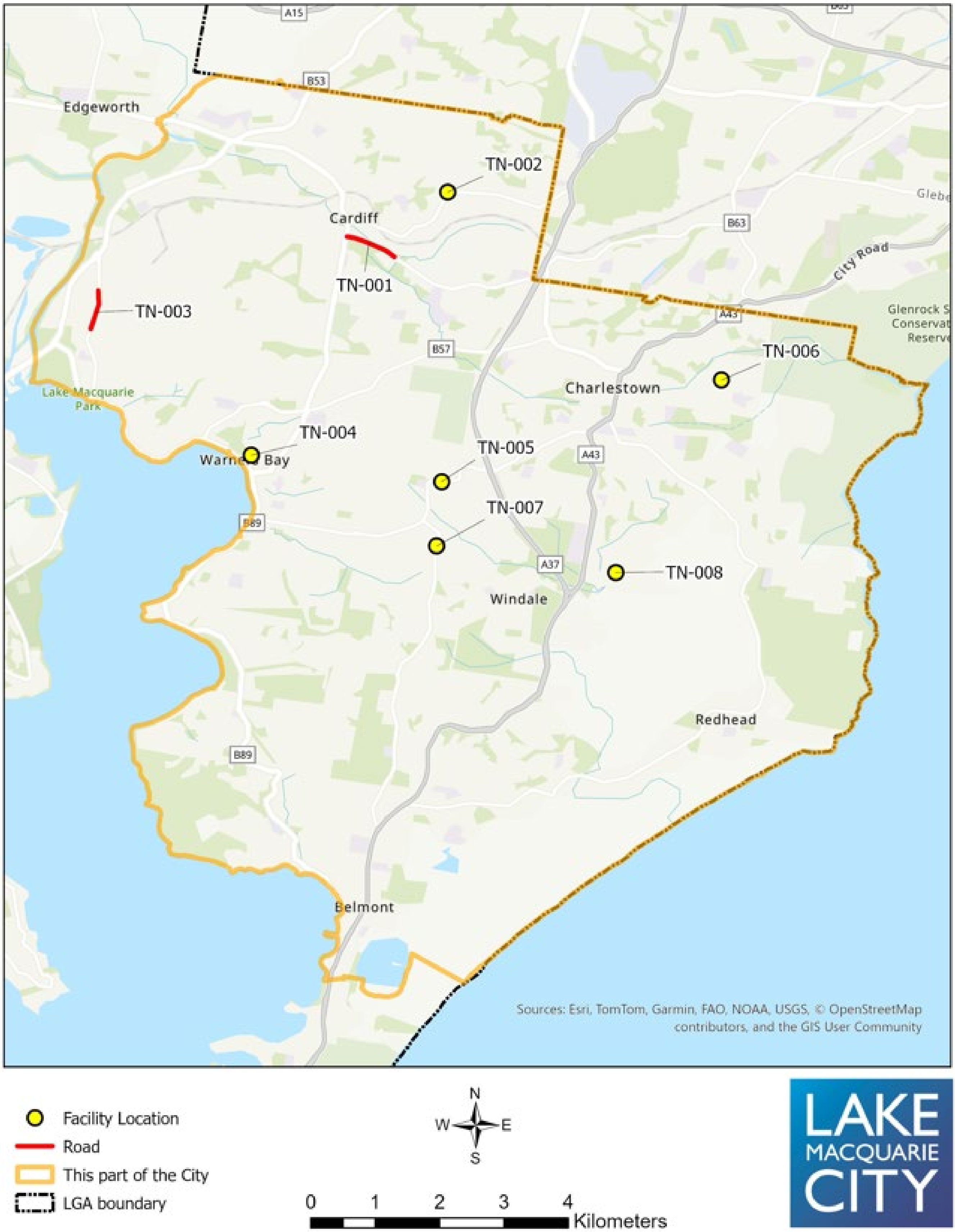
SCHEDULE A – MAP OF THE LAND TO WHICH THE PLAN APPLIES



SCHEDULE B – ANTICIPATED WORKS TO BE FUNDED

Facility Reference	Facility Description (Works and Land Acquisition)	Estimated Cost	Estimated Timing
Transport Network			
TN-001	Road and intersection upgrade - Myall Road Cardiff between Macquarie Road and Newcastle Street, associated works pathways and land acquisition that may be required	$1,163,800	2030-2039
TN-002	Road and intersection(s) upgrades - Main Road Cardiff Heights - Intersection Upgrade (Main Road and Wallsend Road) associated works including: pathways, bus stops, pedestrian facilities and land acquisition that may be required	$655,960	2030-2039
TN-003	Road, streetscape and intersection(s) upgrade - Main Road Boolaroo and associated works, pathways and land acquisition that may be required	$4,232,000	2030-2039
TN-004	Roundabout and improvements at John Street Warners Bay	$135,424	2030-2035
TN-005	Intersection upgrade - Warners Bay Road/Dunkley Parade/Bayview Road and associated works, pathways and land acquisition that may be required	$2,116,000	2030-2039
TN-006	Intersection Upgrade - Kahibah Road/ Hexham Street/Wallsend Road and associated works, pathways and land acquisition that may be required be required	$359,720	2030-2039
TN-007	Intersection upgrade - Wilson and Violet Town roads and associated works, pathways and land acquisition that may be required	$1,380,690	2030-2039
TN-008	Intersection upgrade - Oakdale Road and Bulls Garden Road and associated works, pathways and land acquisition that may be required	$846,400	2030-2039
TN-009	Intersection upgrade - Josephson Street and Lake Road Swansea and associated works, pathways and land acquisition that may be required	$952,200	2030-2039
TN-010	Upgrade of Fassifern underpass, associated works, pathways, and land acquisition that may be required	$476,100	2030-2039
TN-011	Road and intersection(s) upgrades, associated works, pathways and land acquisition that may be required - Along Minmi Road	$4,126,200	2030-2039
TN-012	Intersection upgrade - Hue Hue Road, associated works, pathways, and land acquisition that may be required	$1,692,800	2030-2039
TN-013	Road and intersection upgrade - Freemans Drive, associated works, pathways and land acquisition that may be required	$4,232,000	2030-2039
TN-014	Intersection Upgrade - Gimberts and Freeman Driv, and Gimberts and Awaba - associated works, pathways and land acquisition that may be required	$1,692,800	2030-2039
TN-015	Intersection upgrade Awaba Street and Bridge Street upgrade, and road upgrade along Bridge Street (along Bridge Street south of Awaba Street, associated works, pathways and land acquisition that may be required	$2,306,440	2030-2039
TN-016	Road upgrades Marconi Road and Station Street, associated works, pathways and land acquisition that may be required	$2,666,160	2030-2039
TN-017	Intersection upgrade and shared path - Fishery Point Rd/Morisset Park Rd Bonnells Bay	$1,079,160	2025-2039
	Transport Network Total	**$30,113,854**	

SCHEDULE C – MAPS OF TRANSPORT NETWORK FACILITIES



LAKE MACQUARIE CITY

IP/2025/2922

SCHEDULE C – MAPS OF TRANSPORT NETWORK FACILITIES

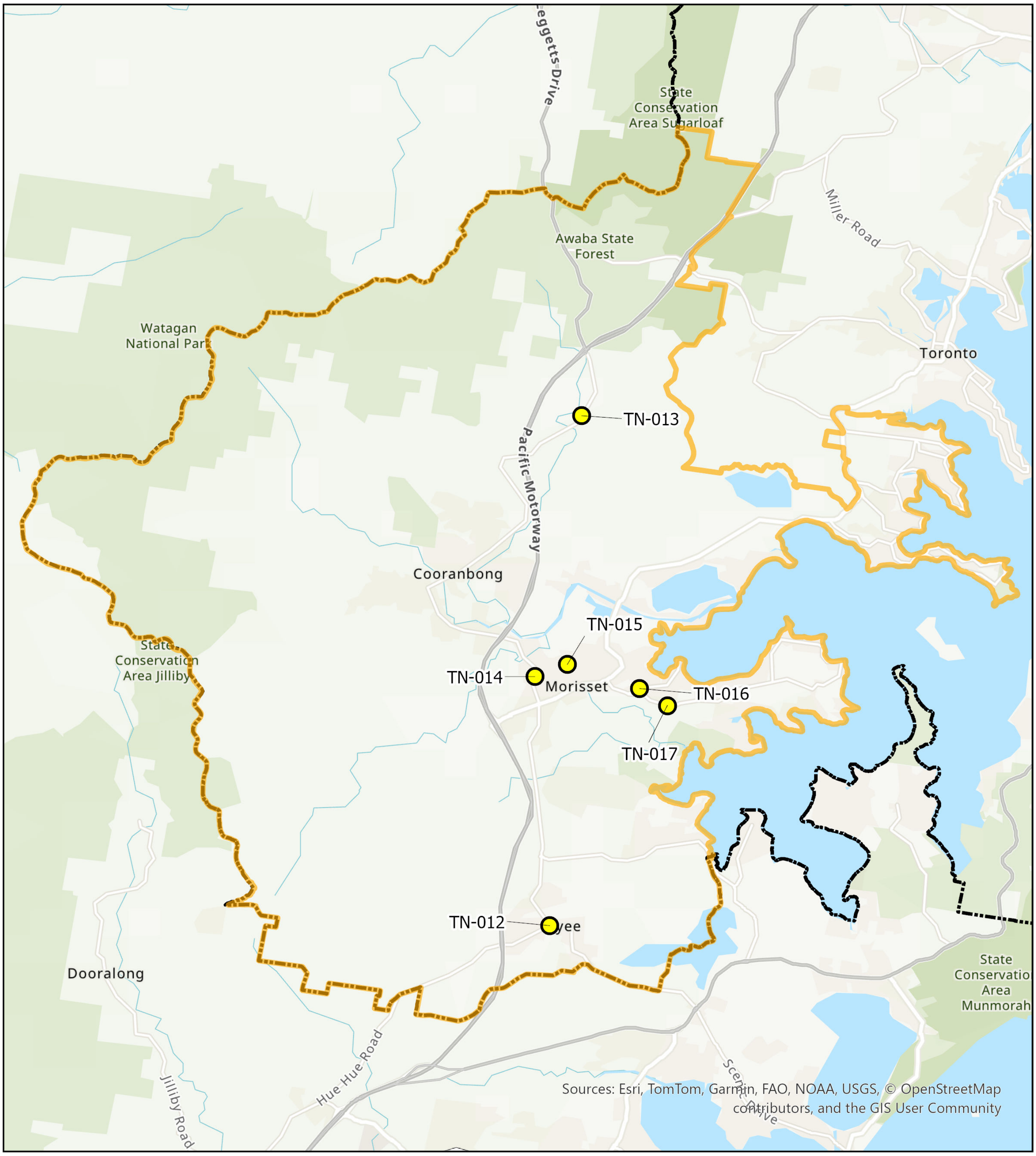
IP/2025/2922

SCHEDULE C – MAPS OF TRANSPORT NETWORK FACILITIES

LAKE MACQUARIE CITY

IP/2025/2922

SCHEDULE C – MAPS OF TRANSPORT NETWORK FACILITIES



Facility Location
This part of the City
LGA boundary

N
W E
S

0 2 4 6 8
Kilometers

IP/2025/2922

SCHEDULE D.1

Cost Summary Report Development no greater than $1,000,000

LAKE MACQUARIE CITY

Development Application No:		Date:	

Development Application No:		Date:	

Complying Development Application No:

Applicant's Name:

Applicant's Address:

Development Details:

Development Address:

Analysis of Development Costs

Demolition and alterations	$	Hydraulic services	$
Structure	$	Mechanical services	$
External walls, windows and doors	$	Fire Services	$
Internal walls, screens and doors	$	Lift services	$
Wall finishes	$	External works	$
Floor finishes	$	External services	$
Ceiling finishes	$	Other related works	$
Fittings and equipment	$	**Sub-total**	**$**

Sub-total above carried forward	**$**
Preliminaries and margin	$
Sub-total	$
Consultant Fees	$
Other related development costs	$
Sub-total	$
Goods and Services Tax	$
Total Development Cost	**$**

I certify that I have:

☐ inspected the plans the subject of the application for development consent or construction certificate

☐ calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices

☐ included GST in the calculation of development cost.

Signed:

Name:

Position and Qualifications:

Date: Contact Number:

23983

SCHEDULE D.2

Registered Quantity Surveyor's* Detailed Cost Report Development Cost in excess of $1,000,000

*A member of the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications

Development Application No: ______ Date: ______

Complying Development Application No: ______

Applicant's Name: ______

Applicant's Address: ______

Development Details: ______

Development Address: ______

Estimate Details

Professional Fees	$	Excavation	$
% of Development Cost	%	Cost per m³ or tonne of excavated area	$ /m³
% of Construction Cost	%	Car Park	$
Demolition and Site Preparation	$	Cost per square metre of carpark area	$ /m²
Cost per square metre of site area	$ /m²	Cost per Space	$ /space
Construction – Commercial	$	Fit-out – Commercial	$
Cost per square metre of floor area	$ /m²	Cost per m² of commercial area	$ /m²
Construction – Residential	$	Fit-out – Residential	$
Cost per square metre of residential area	$ /m²	Cost per m² of residential area	$ /m²
Construction – Retail	$	Fit-out – Retail	$
Cost per square metre of retail area	$ /m²	Cost per m² of retail area	$ /m²
Construction – Industrial	$	Fit-out – Industrial	$
Cost per square metre of floor area	$ /m²	Cost per m² of industrial area	$ /m²

23983

Development Details

Gross Floor Area – Commercial	m²	Gross Floor Area - Other	m²
Gross Floor Area – Residential	m²	Total Gross Floor Area	m²
Gross Floor Area – Retail	m²	Total Site Area	m²
Gross Floor Area – Car Parking	m²	Total Car Parking Spaces	
Total Development Cost	$		
Total GST	$		

I certify that I have:

☐ inspected the plans the subject of the application for development consent or construction certificate

☐ prepared and attached an elemental estimate prepared generally in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors, and that I am a member of the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

☐ calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices

☐ included GST in the calculation of development cost

☐ Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:

Name:

Position and Qualifications:

Date: Contact Number:

lakemac.com.au lakemaccity ourlakemac